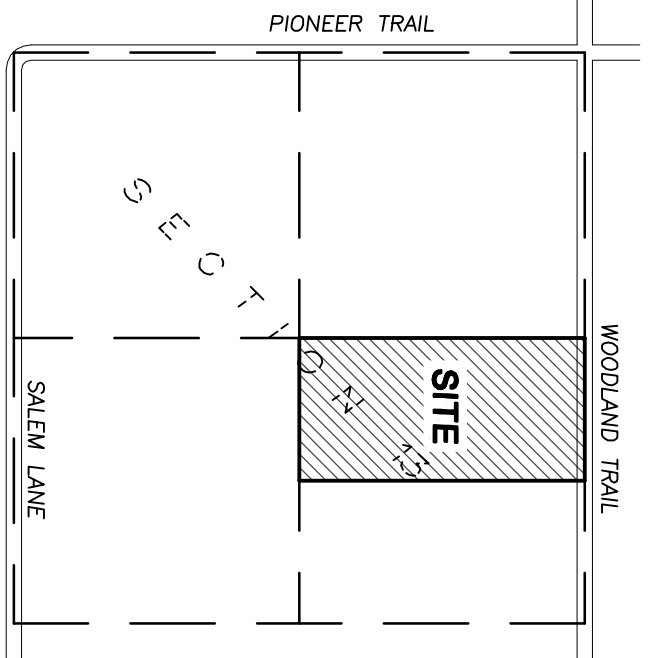


VIACITY MAP
(NO SCALE)



DEVELOPMENT DATA:

OWNER & DEVELOPER: Green Trio-Dev, LLC
 1206 3rd Avenue East
 Alexandria, MN 55308
 (320) 763-6855

SURVEYOR: Stoeckel-Jahner Surveying Inc
 23810 Meadow Creek Drive
 Corcoran, MN 55337
 (763) 226-9065

EXISTING ZONING: Rural Residential

SETBACKS: Front Yard 35' from right-of-way
 Side Yard 15'
 Rear Yard 35'
 Wetland 20'

SETBACKS: Jurisdictional Wetland 50'

DESIGN CRITERIA: Minimum size 2.5 acres
 Minimum buildable area 100'

LOCATION: The West Half of the Northeast Quarter of Section 13, Township 119 North, Range 24 West, Hennepin County, Minnesota.

Total area of Preliminary Plat = 80.15 Acres

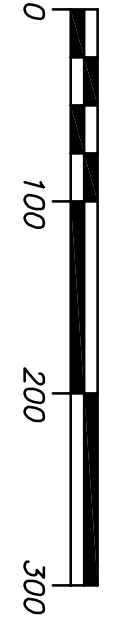
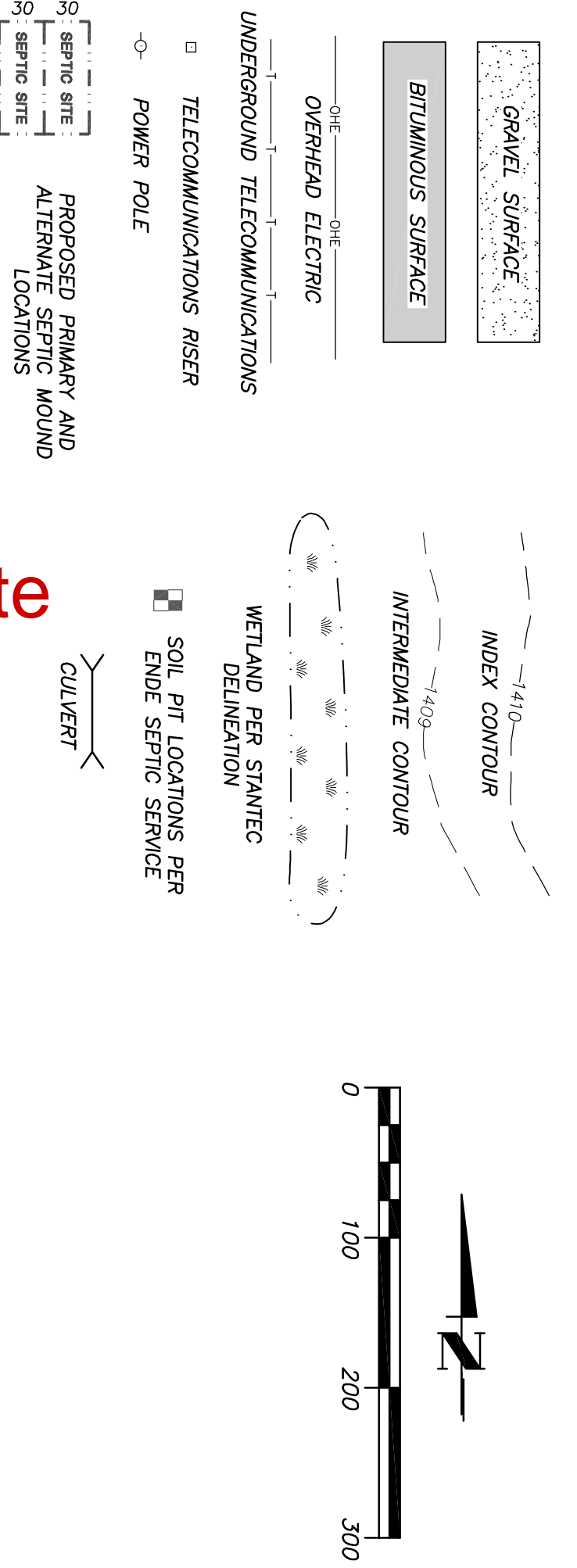
Proposed Lot will be served by an existing Public Road (Woodland Trail)

PRELIMINARY PLAT OF CREEKSIDE MEADOWS

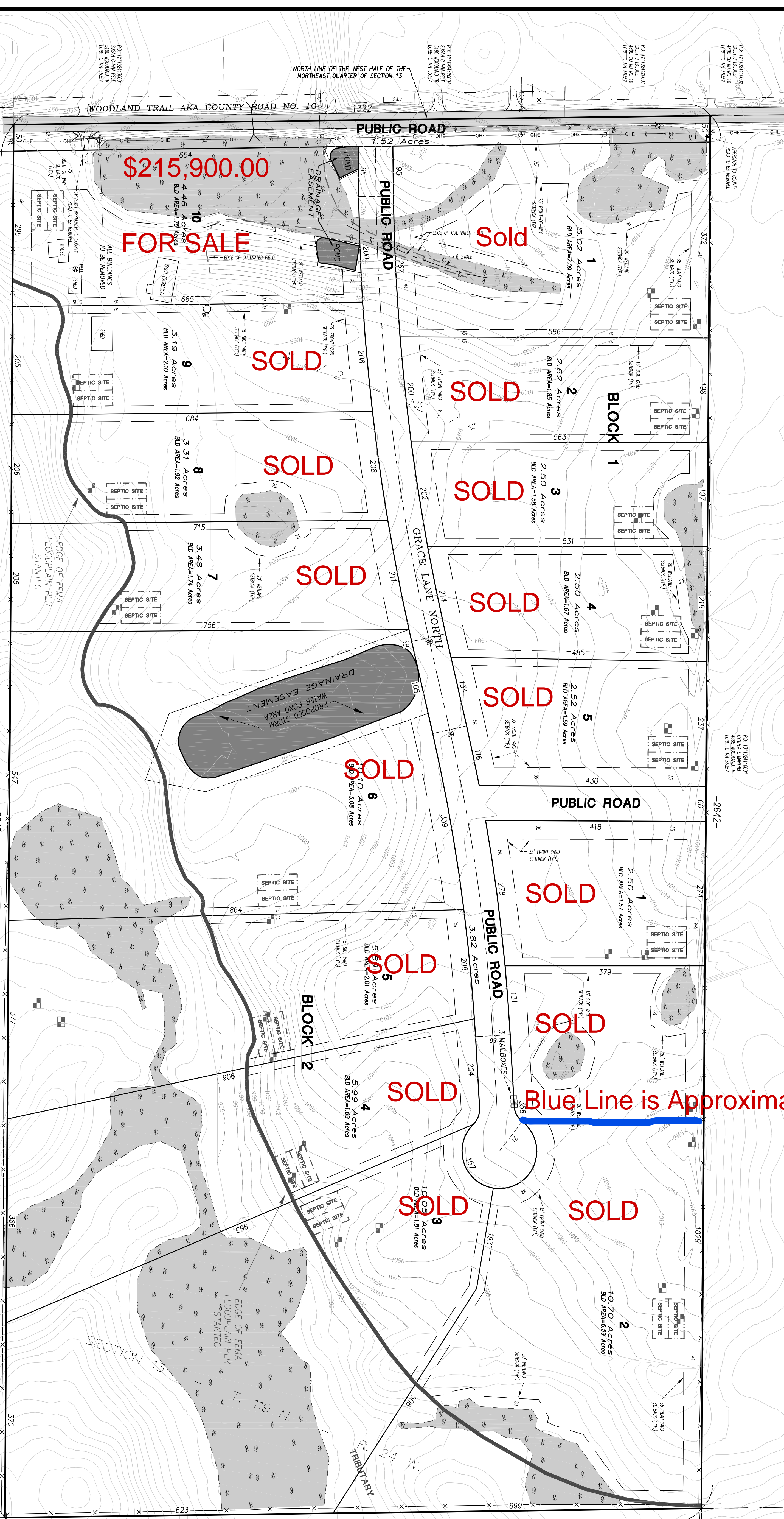
STOECKEL-JAHNER SURVEYING FILE NO. 7837

SURVEYOR'S NOTES:
 BENCHMARK: TOP OF CAST-IRON MONUMENT LOCATED 135.4 WEST OF DRIVEWAY TO 5185 WOODLAND TRAIL. ELEVATION=1003.07' (ASSUMED DATUM)

LEGEND



- 1) The underground utilities as shown on this map are as located by Cooper One Call (Trenching and Locating) and are not to be used as a basis for design. The accuracy of these markings is not warranted and should be verified by the user before any digging is undertaken. This survey does not warrant that all utilities are shown or that the locations shown are correct. The user is responsible for determining the locations of all utilities shown on this map. Underground telecommunications lines were only marked in the area of the driveway (as shown).
- 2) Due to the extreme cold and snow conditions, snow and ice were present during field data collection. Some topographic features may have been inadvertently omitted.
- 3) Contours shown are a composite of field collected data and lidar.
- 4) Wetland delineated per State. Wetlands are shown per Statelic field and digital data.
- 5) The tributary drainage area across the southeast portion of the property has not been shown herein. Snow and ice conditions currently present obscure location of the edge of the wetland adjacent to the tributary. The Greenfield City Engineer and the Lake Superior Watershed Engineer have been contacted; they have stated that there is no way to develop an accurate base flood elevation without further study.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Mark F. Jahner
 License No. LS 44493 Date 05-18-2022

STOECKELJAHNER
LAND SURVEYING

PREPARED FOR: **GREEN TRIO-DEV, LLC**
 MARK F. JAHNER - LICENSE NO. 44493
 1206 3rd Avenue East P.O. Box 366 Alexandria, MN 55308
 Phone 320-763-6855 Fax 320-763-6341
 Website: mrsurveying.com Email: mark@mrsurveying.com

SEC. TWP. RING: 13-119-24
 DATE: 05-18-22
 DRAWN BY: DLS
 CHECKED BY: MFJ
 FILE NUMBER: 7837